



**ROYAL  
COMMISSION  
ON  
THE HISTORICAL  
MONUMENTS  
OF ENGLAND**

**Home Farmhouse  
North Cockerington  
Lincolnshire**

October 1995

## ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND

Lincolnshire

NBR No: 93695

North Cockerington

NGR: TF 374 906

Home Farmhouse

### SUMMARY

This is a one-and-a-half storey timber-framed house dating to the late 17th century. It originally was four bays in length and has a lobby entrance in the south wall against a central stack. The original accommodation consisted of a housebody to the east and an unheated parlour to the west with two unheated rooms in the attic level. The framing is supported on top of a sill beam - sill beams are a relatively uncommon feature in buildings of this date and type in Lincolnshire. The timbers are of reasonable scantling and some of them have evidence of re-use. The steeply pitched common rafter roof is half-hipped at each gable, the present roof covering is of pantiles but it is likely that the building was originally thatched. The original infill, where it survives, is of wattle and mud.

In the mid to late 18th century a fireplace was inserted into the parlour and both this hearth and that of the housebody were served by a new brick stack. A stair was inserted against the north side of the stack and a dormer window was built onto this elevation to light the stairs.

It is possible that in the early to mid 19th century the building was subdivided into two cottages. It is likely that the accommodation comprised a single heated room on the ground floor with an unheated room above.

By the late 19th century the building had returned to single occupancy. The housebody was sub-divided into two rooms, a housebody to the west and a pantry to the east. At this time the building was re-fenestrated and the upper courses of the stack re-built.

In the early 20th century a single-storey lean-to was built onto the east gable. This originally had a door in each gable and may have formed a store. Later in the 20th century the north door into the lean-to was blocked and a bathroom inserted into this room.

There is an earth-closet to the south of the house and a water closet adjacent to the southern entrance to the house. A single-storey range of brick out-buildings lie to the east of the house and a single-storey timber shed lies to the south-west.

## REPORT

### Late 17th-Century House

This is a one-and-a-half storey timber-framed house of four bays dating to the late 17th century. The building has a lobby entrance in the centre of the south wall opening against a stack. The lobby provides access to a housebody to the east with an, originally, unheated parlour to the west. There were two unheated attic rooms above.

A high brick plinth, circa 95cm in height, supports the sill beam. In Lincolnshire most buildings of this date and type do not have sill beams but instead the posts and studs are either earth fast or supported on padstones. At Home Farmhouse the posts and intermediate studs are double pegged into the sill beam and upswinging, single pegged, braces rise from the posts to the wallplate. These braces do not follow a regular pattern in each bay but appear to respect original (and present) window and door positions. The timbers are of relatively heavy scantling and some have evidence of re-use in the form of redundant mortices. Each ground floor room has a chamfered and stopped beam that is double pegged into their respective posts. Where the original walling survives it is constructed of mud and wattle.

The housebody was originally two bays in length and was heated by a fireplace, which fronted the central truss in the building. The present fireplace retains the original chamfered bressumer which has a pegged mortice in the soffit at its south end, for a post which stood on the north side of the entrance from the lobby. It is likely that this mortice housed the original stud for a door jamb. There is no evidence for the material used to construct the original stack, but it is possible that it took the form of a timber and mud firehood.

It is likely that the original access to the attic level was on the north side of the stack and may have been by ladder. The roof is of common rafter construction, some of the rafters having evidence of re-use in the form of redundant halvings for collars. A single row of purlins on each side are supported on five double-pegged collars, and a ridge purlin is carried on the underside of the apex of the common rafters on irregularly spaced brackets. The roof is steeply pitched and half hipped. The half-hipped gables allow for a single window to light each attic room - one either side of the stack. It was probably originally thatched, the present covering being of later pantiles.

#### Later Alterations

In the mid 18th-century the original stack was replaced in brick, but the

original bressumer was retained for the new fireplace in the housebody. The parlour was provided with a fireplace with an arch-headed basket lintel. There was a brick-lined bread oven on the north side of the stack: it was largely demolished at the time of survey and only the oven mouth survived. A contemporary cupboard on the south side of the parlour fireplace has two doors with fielded panels.

The present staircase was inserted at this time on the north side of the stack, the original bressumer being cut back to allow for the stairs which rise to the attic. The stair landing is lit by a dormer window whose side walls are of mud and stud construction.

At some time in the late 18th-century or early 19th-century a door was inserted into the east end of the north wall of the parlour but subsequently blocked by the late 19th century as the blocking is of mid to late 19th century brick. This suggests the possibility that at least the ground floor was sub-divided into two dwellings at some time after the late 18th century remodelling but that it had returned to single occupancy before the late 19th century.

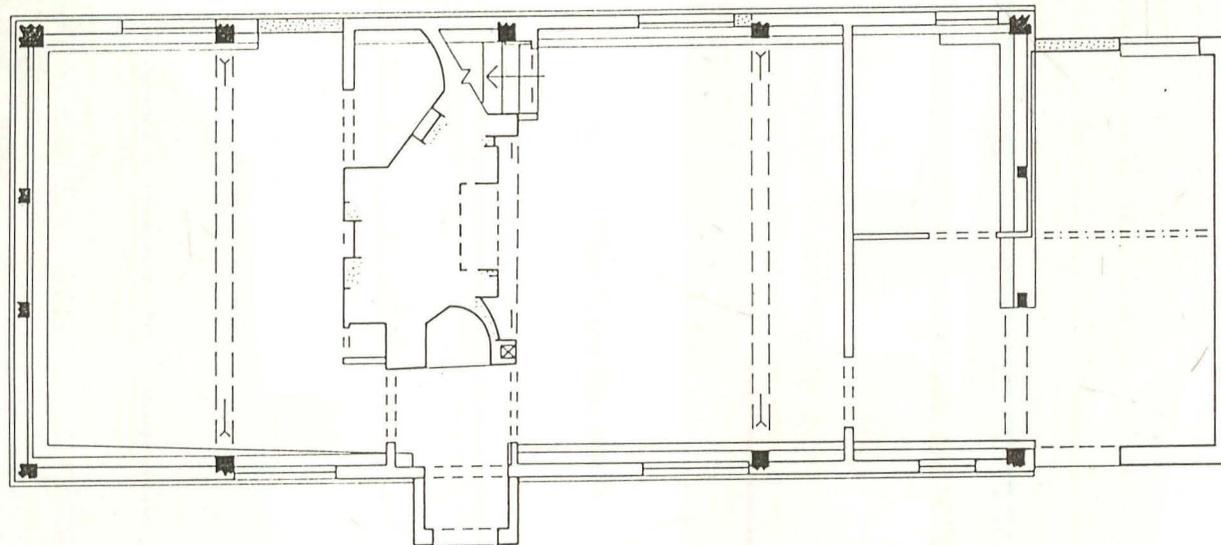
During the mid to late 19th century the housebody was sub-divided into a one-and-a-quarter bay housebody on the west with two service rooms occupying the remainder of the east bay. The present windows in the south wall were inserted at this time. All the jambs and lintels are pegged, the housebody and parlour windows are bottom hinged with the service window having a centre pivot.

Around this time the fireplace openings in both the parlour and housebody were reduced in size and a copper inserted into the south wall of the stack, accessed from the lobby. It is possible that the single-storey porch was built onto the south front at this time. A single-storey earth closet was built to the south side of the house while at some date in the late 19th century the upper six courses of the stack were re-built.

During the 20th-century a cast iron Shire range was inserted into the housebody and a single-storey brick built lean-to was constructed onto the original east gable. It was originally provided with opposing doors in the north and south walls, the north doors is now blocked. Later in the 20th century this lean-to was converted into a bathroom however, the W.C. was housed in an external wooden shack adjacent to the south entrance. The eastern attic room was divided into two rooms and a dormer window inserted into the south side of the roof to light this new central room.

There are two single-storey brick buildings to the north-east with a corrugated iron garage adjacent to them and a single-storey timber shed to the south-west. The survival of many of the original and secondary features in this building can be attributed to previous ownership in the mid to late 20th century by the local rat-catcher.

Visited by Garry S Corbett and Barry Jones September 1994  
Report by Garry S Corbett  
Plan by Barry Jones  
35mm Photography by Garry S Corbett

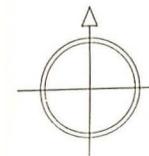


GROUND PLAN



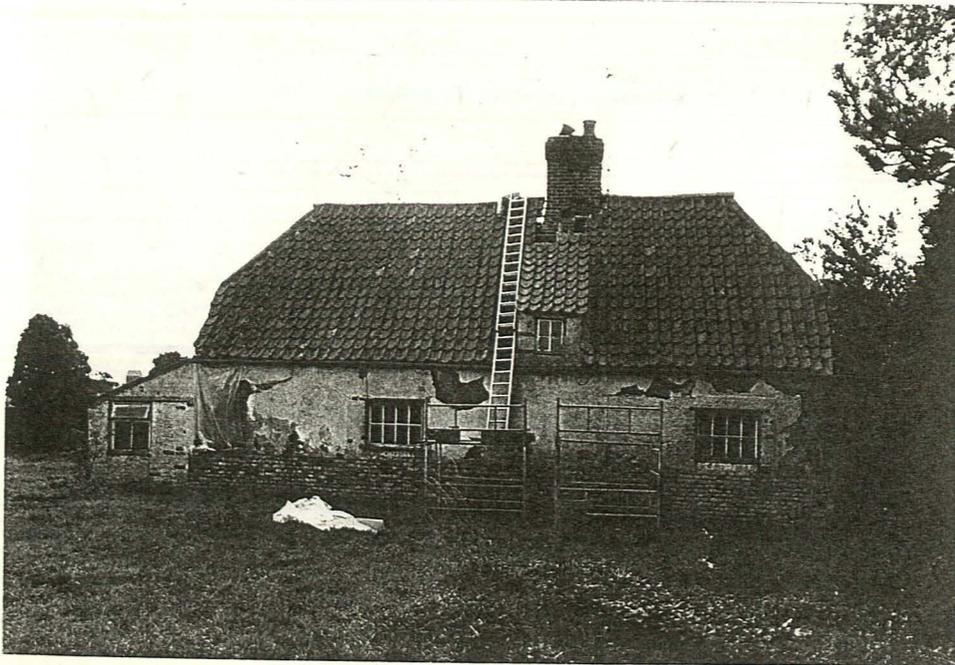
HOME FARMHOUSE  
North Cockerington  
Lincolnshire

Surveyed: Sept 1994  
Drawn scale: 1:50  
Drawing no: 1 of 1  
Grid ref: TF 374 906

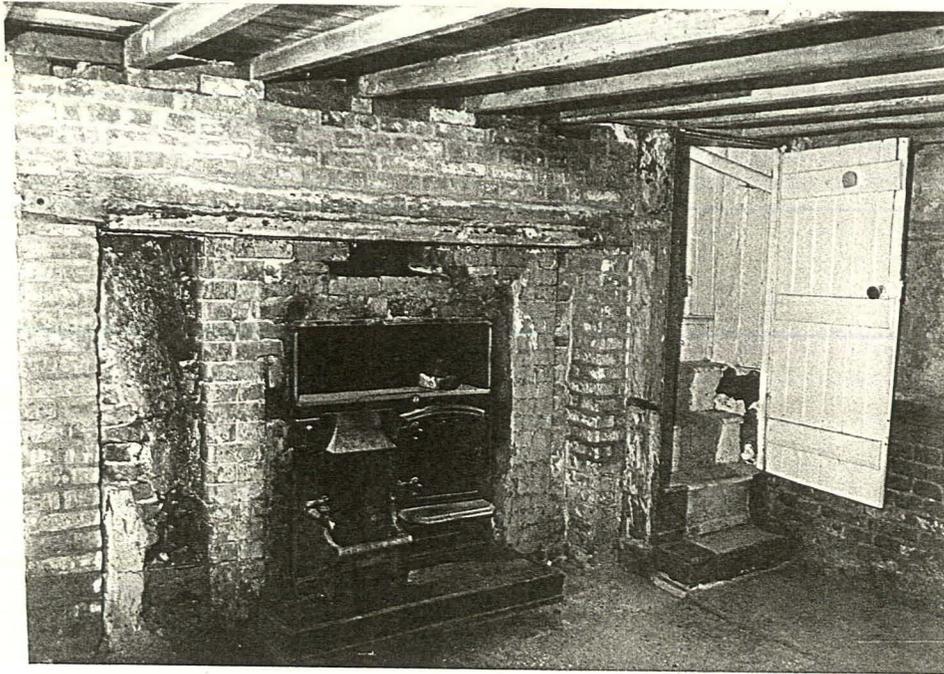




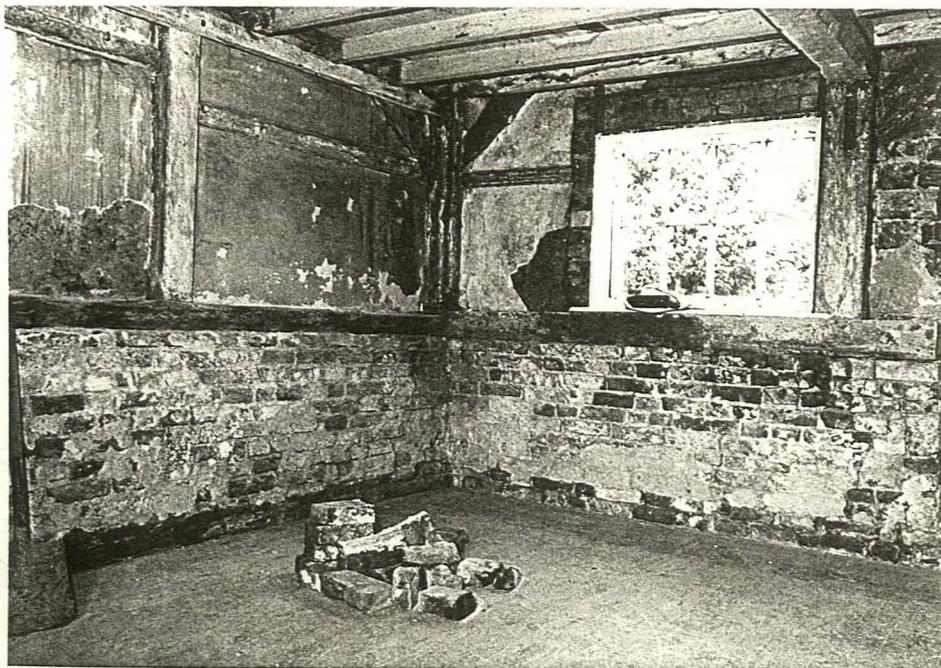
View from the south



View from the north



Housebody looking north-west



Parlour looking north-west

